

**ORDINANCE NO. 20110922-073**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8915 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2011-0072, on file at the Planning and Development Review Department, as follows:

Lot 1, Block B, Deer Park-Live Oak-Dominique Section 2 Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet EE, Slides 111-113, of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 8915 Anderson Mill Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 3, 2011.

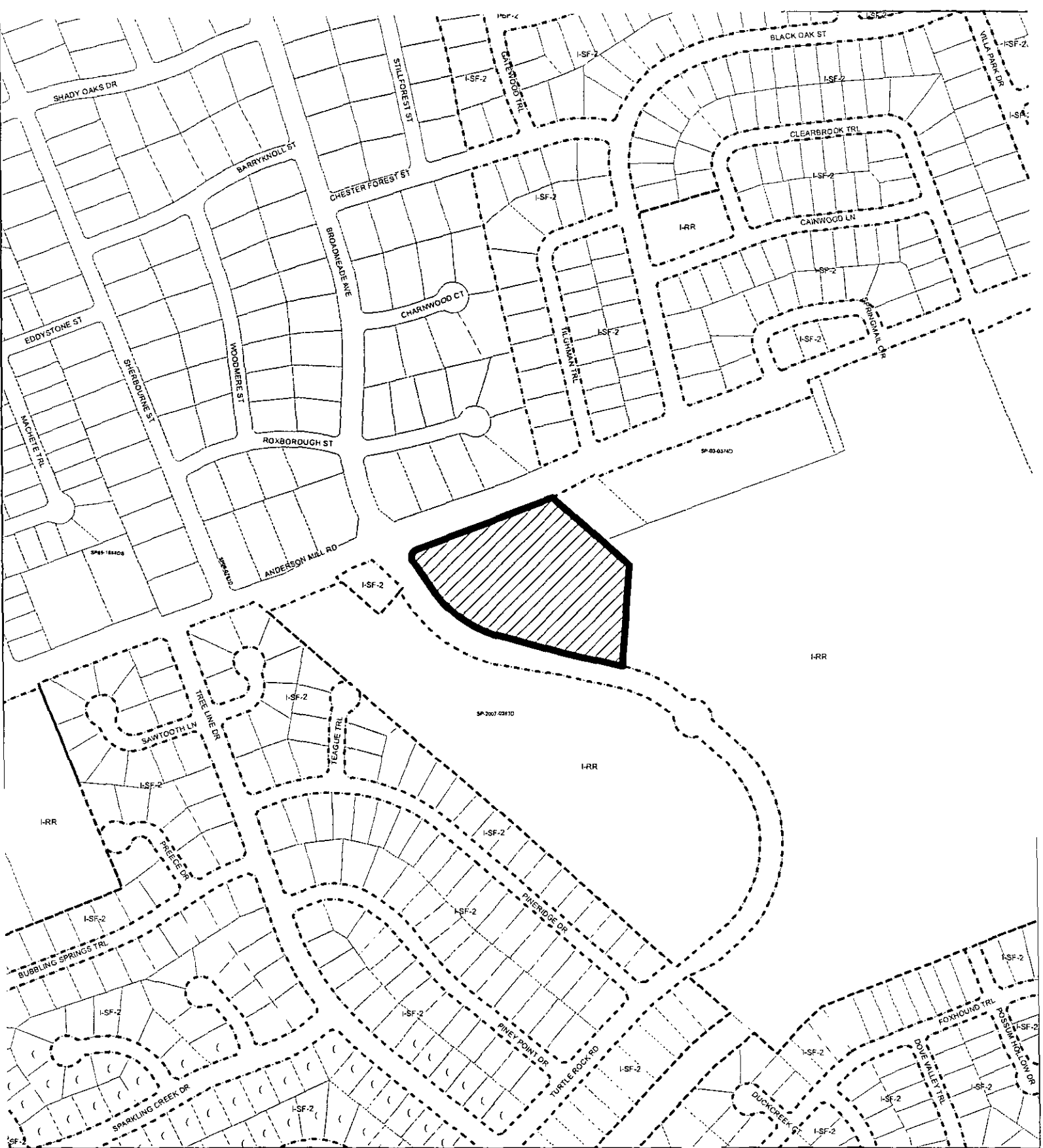
**PASSED AND APPROVED**

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September 22, 2011

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§  
§ \_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk






## ZONING

Exhibit A

ZONING CASE#: C14-2011-0072  
 LOCATION: 8915 ANDERSON MILL ROAD  
 SUBJECT AREA: 5.31 ACRES  
 GRID: G38  
 MANAGER: SHERRI SIRWAITIS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.